

DISTRICT V ADVISORY BOARD
Minutes
www.wichita.gov

January 3, 2005
7:00 p.m.

Auburn Hills Golf Course Clubhouse
443 S. 135th West

Nine District Advisory Board Members including one youth attended the District V Advisory Board meeting. In addition, three City Staff attended. Approximately five members of the public were present with 3 signing the sign-in sheet.

Members Present

David Almes
Bob Bulman
David Dennis
Andy Johnson
Scott Johnson
John Marker
Ann Welborn
Steve Winslow
Council Member Bob Martz

Members Absent

Maurice Ediger
DeAnn Sullivan
Jerry Hoggatt
Monica Vashaw
Anthony Vu

Staff Present

Dale Miller, Planning
David Wertz, Police
Michelle Schelle, Police
Dana Brown, City Manager's Office

Guests

Phil Meyer, Baughman P.A.
Leo Goseland, Plaza Real Estate
Clete Dowd, Breezy Lakes HOA

Call to Order

Bob Martz, City Council Member, called the meeting to order at 7:02. He welcomed the public to the meeting and explained the role of the District Advisory Board (DAB) as a citizen advisory group. He explained that the Board consists of volunteers who represent the council district areas. He said that the Board reviews both district and citywide issues, providing their input and recommendations, according to action requested. Council Member Martz stated that he facilitates the meeting but does not vote until the item reaches the City Council agenda.

Approval of Minutes and Agenda

The minutes for December 6, 2004 were approved by a vote of 8:0 (**Dennis/Almes**).

No changes were made to the meeting agenda presented.

New Business

ZON2004-00064 Request

Dale Miller, MAPD, presented information on a request to change the zoning from Single Family, "SF-5," to Neighborhood Retail, "NR," at the northwest corner of Ridge Road & Douglas. He explained that staff recommended denial in an effort to maintain consistency of denying retail and commercial zoning at mid-mile. He also pointed out that a majority of nearby properties is Single-Family Residential. He compared the request to the recent case of ZON2004-00058, reviewed by the District V Advisory Board in December 2004, in which denial was also recommended. He noted that Neighborhood Office zoning did exist directly south of the three lots in the subject property, offering the gradual transition generally strived for in separating residential and office areas. However, Miller also pointed out that Multi-Family zoning surrounded the subject area. Miller also answered later questions about allowed uses for NO vs. NR, saying NO was probably more appropriate and that hospitals could sometimes be an obstacle with General Office.

(Community Police Officers arrived.)

Representatives of the applicant, Phil Meyer, Baughman, P.A., and Leo Goseland, Plaza Real Estate, both spoke saying the properties have been zoned Single-Family Residential for many years and no interest has occurred in development as such. Meyer stated that the current plan is speculative and presented a draft plan for a Protective Overlay for zoning as Neighborhood Retail. Meyer asked for the question of appropriateness to be considered. He also stated that concerns exist for Multi-Family due to traffic on Ridge and that a small neighborhood office strip with less access onto Ridge could be considered. Goseland added that a current vacancy rate of approximately 12-15% existed for MF dwellings and the zoning may not be stable for future use.

No **area residents** spoke at the meeting.

DAB Members expressed concerns regarding consistency, traffic volume and access onto Ridge, issues with different office type zonings, and appropriateness of zoning in the area.

The District V Advisory Board recommended by a vote of 6:1 (Dennis) to approve General Office with the first four conditions of the draft Protective Overlay presented along with no allowance for hospitals.

Staff Reports

Community Police Report

With the arrival of the **Community Police Officers David Wertz and Michelle Schelle**, reports were given for District V Police Beats on activities and issues. (The officers were responding to a call during the earlier part of the meeting.) **Officer Wertz of Beat 16**, which includes both Districts IV and V along Highway Bypass 235 from 13th to Harry Streets, said

that larceny from vehicles is still an issue. He said that apartment complexes are target sites for theft from cars due to the number in the parking lots.

DAB Members suggested addressing it through the corporations who own the apartment buildings. **Officer Wertz** said he talks to the property managers for the apartment complexes on a regular basis and planned to do an article on prevention to include in the tenant newsletter. He said that the population increase in West Wichita is also contributing to increased larcenies.

Staff suggested that a packet of information be provided to apartment tenants and offered to work with Police on helping develop one. Staff and Officer Wertz will meet to discuss.

Officer Schelle, Beat 199, reported that although automobile larceny had decreased in previous months due to increased efforts, the rates for this and vandalism were increasing again. She said that residents should lock their vehicles and take all valuables out of the vehicle when it's parked.

Action: Receive and file.

Public Agenda

This portion of the agenda provides an opportunity for the Council Member and Board Members to present reports on activities, events, or concerns in the neighborhoods and/or District

Scheduled items

No items were scheduled and no members of the public presented issues.

Board Agenda

Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District V.

DAB Members

Bulman noticed a change for the December 6th meeting minutes, saying he asked about paving 37th Street, not 29th as written. He also said that information or clarification from Public Works Engineering is still needed. Staff said they would follow up on it.

Almes said he had noticed that the construction company on the north side of Central, between 119th & 135th, was doing business from their house again. Staff said they would contact the Officer of Central Inspection.

Winslow said he had noted an irrigation leak at Cimarron Apartments and had called property management about it but they didn't seem to care. He asked if a code violation existed for wasting city water. **Council Member Martz** said he didn't think so although

violations could be issued for disposing of certain materials, such as grass, in a storm sewer. Staff will check with Water Department.

Council Member Martz discussed the Genesis request for Industrial Revenue Bonds. He said there were several issues related to notification, property sites proposed, and amount of revenue that would not be collected that needed to be clarified. He said the issue would be reconsidered at tomorrow's Council meeting.

DAB Members expressed concerns about street/highway conditions at K42 before entering Bypass 235 and Maple between Tyler & Ridge. Staff will ask Public Works about responsibility and if any improvements are scheduled.

Next Meeting

The next meeting for District Advisory Board V will be scheduled at Auburn Hills Clubhouse at **7:00 p.m. on February 7, 2004** on the regular meeting date of the first Monday of the month.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
City Council District V